

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 12, 2021

TO: PARK AND RECREATION COMMISSION MEMBERS

FROM: MARGARET ORLANDO, DIVISION CHIEF
RECREATION SERVICES DIVISION

SUBJECT: UPDATE ON ACPS VIRTUAL PLUS+ SCHOOL/OSTP WINTER PROGRAMMING

CURRENT PROGRAM STATUS (ACPS ALL VIRTUAL LEARNING)

The Department of Recreation, Parks and Cultural Activities (RPCA) has been an active partner in the Alexandria City Public Schools (ACPS) Virtual Plus+ model.

- Classrooms offered in four recreation centers and one school
- Total of 25 classrooms with up to 10 students per group arranged by age and grade level
- 13 classrooms are in schools; 12 classrooms are in recreation centers
- RPCA staff members support each classroom group
- Staffing requirements for full 11-hour days with COVID-19 group size requirements are high; 60 participants require minimum of 12 staff compared to regular 4-hour after school of 4 staff
- Classroom occupancy based on physical distancing and all other CDC COVID-19 safety guidelines
- Classes are kept separated throughout the day so any exposure is confined to a specific group and does not impact the entire program.

RPCA first offered an open registration for parents/guardians working in essential jobs outside of the home who did not have childcare options with priority given to those who receive financial assistance through free/reduced price school meals or SNAP or TANF benefits.

- Mt. Vernon Recreation Center supporting families on East side
- Patrick Henry Recreation Center supporting families on West side
- 30 spaces available at each location
- Registration process for the full day program included eligibility survey
- Fee assessed for families enrolled in the programs

The department was also engaged with the ACPS Office of Community Partnerships and Engagement and the City in a plan to host students enrolled in Title 1 schools. The goal of the Title 1 programs has been to ensure that equity is at the heart of the plan and that the needs of the most vulnerable families are served.

- Free for the full school day and after school hours until 5pm
- ACPS acquired funding through Title 1 funds for the school day and 21st Century and foundation grants for the extended after school hours
- The Title 1 students were enrolled by ACPS through an invitation and qualification program
- ACPS used a qualification rubric for each potential student, including students' academic need and parents' status as essential workers
- Students scoring highest on rubric invited to complete application for one of the Title 1 sites

In addition, the Title 1 programs at Polk School and 3 classrooms at Patrick Henry Recreation Center also participate in the ACPS 21st Century Community Learning Centers after school program (LINK Clubs). The after-school portion of the day is focused on providing academic support to underachieving students, hands-on activities, social-emotional support, and recreational and socialization opportunities. If the same cohort of children do not participate after school at the 21st Century program locations, the Federal grant funding cannot be claimed by ACPS for the supports provided to these children.

RPCA Staff Supported Full Day Public and Title 1 and 21st Century LINK Club Programs

Location: M-F 7:30am-5pm	Recreation Centers Classrooms	School Classrooms	Programs	Home Schools of students enrolled
James K. Polk School (for F. T. Day students)	0	6	6 - Title 1 and 21 st Century LINK Club	All F. T. Day students
Patrick Henry Recreation Center	3	3	3 - Public (essential employees) 3 - Title 1 and 21 st Century LINK Club	P. Henry, MacArthur, Adams, Barrett
William Ramsay Recreation Center	3	3	6 - Title 1	Ramsay, Polk, Adams, F.T. Day
Leonard Armstrong Recreation Center (C. Kelly)	3	1	4 - Title 1	Cora Kelly, Polk, Adams, F.T. Day, Jeff-Houston
Mount Vernon Recreation Center	3	0	3 - Public (essential employees)	Mt. Vernon, Barrett, Crouch, Mason, Tucker, P. Henry, Maury, Jeff-Houston
William Ramsay Recreation Center	3 evenings 5:30-8pm		Hammond Middle School 21 st Century LINK Club	Will continue after hybrid schooling begins

Openings in public programs are now being filled based on referrals from school counselors, DCHS social workers, or to take Title 1 students from the wait list for other locations. Available spaces cannot be filled strictly in a first come/first serve system since classrooms are limited by age/grade groupings.

PROGRAM CONSIDERATIONS (ACPS HYBRID LEARNING)

RPCA is in discussions on a constant basis with ACPS on the Virtual Plus+ model as it relates to schools reopening for hybrid learning two days per week beginning March 16 for grades K-5. The hybrid plan has children in school two days per week and virtual three days per week. Only families who opted for hybrid will attend in-person and the number of students varies by school. The following is still outstanding:

- Alexandria City Public Schools (ACPS) waiting on school staff surveys due 2/9 to determine the number of classrooms that will be needed for hybrid learning based on returning teachers
- Analysis of surveys to confirm school space availability anticipated on 2/12
- Use of gyms for physical education classes or added classrooms could impact shared RPCA/ACPS locations
- Children spending time in separate classrooms during parts of the day disrupts the pods structure and increases the risk of additional exposures if a student or staff becomes positive

If ACPS and the City are committed to continuing Virtual Plus+ for Title 1 schools for children currently enrolled, there will be no space or adequate staffing for traditional RPCA after school programs. If Title 1 programs are ended when hybrid school begins in mid-March:

- Families of current students will have to find alternate services for their children
- Only five recreation centers in school locations will be available for after school programs
- ACPS will not be able to provide transportation for children to get to centers outside of their home school due to the extremely limited bus capacity
- After school programming space at schools not connected to recreation centers (MacArthur, John Adams, and Ferdinand Day) has not been explored since RPCA staffing is currently committed to the full day program locations

Impact to current full day schedule HYBRID SCHEDULE	DAILY PARTICIPATION
Monday	All students - Asynchronous school day
Monday through Friday	Students opted out of Hybrid, fully virtual students
Group A - Tuesday/Wednesday	Group B, fully virtual students, *Group A after school
Group B - Thursday/Friday	Group A, fully virtual students, *Group B after school

*If in same building for in-person or if they can get transportation to virtual+ location from home school

RECOMMENDATION

RPCA's recommendation is to sustain the full day programs currently operating for the most vulnerable students per the partnership arrangement with ACPS in August. Until ACPS decisions on classroom space in the schools, gym use, transportation, and staffing are finalized, RPCA cannot commit to any expansion of full day or after school programs.

Cc: James Spengler, Director
Jack Browand, Acting Deputy Director
Laura Durham, Division Chief/Recreation Services

MEMORANDUM

DATE: FEBRUARY 18, 2021


TO: PARK AND RECREATION COMMISSION MEMBERS

FROM: MARGARET ORLANDO & LAURA DURHAM, DIVISION CHIEFS
RECREATION SERVICES DIVISION

SUBJECT: PARK AND RECREATION COMMISSION DIVISION UPDATE ITEM

All Recreation programs and events are modified to meet COVID-19 guidelines and best practices. All participants are screened for symptoms and must wear masks, physical distancing is required, and capacity is significantly reduced.

Program Wrap-Ups

- The first half of **Winter programming for Classes and Camps** had a steady start this January. With a mixture of adult and youth programming, in-person and virtual programming we were able to offer 77 participants a great recreation experience! We are looking forward to our second half of winter programming and continuing to support our community!
- 
- Twelve total participants in **Basketball Drills and Skills** learned the basics of passing, shooting, dribbling, offense, and defense in a socially distant environment. T'Neisha Turner, Marcus Jones, and Ms. Pat Williamson helped the youth enjoy the game of basketball safely and parents reported to Skylar Borman that it was "great to have kids be kids during this pandemic".
 - The **William Ramsay Full-Day Virtual+ Childcare program** is closing out the **Running Brooke Foundation Grant** with a final round of the two most successful classes. The first is **Local Motion's Creative Movement Class** which was a hit with the younger groups. In the first round of classes, students worked on their gross motor skills while moving along to music and had fun playing a ton of engaging movement games. The second is **PK Move's Parkour class** which was very popular with the older students. Kids have learned how to cat leap, swing through, and a whole bunch of other things that make my joints hurt just thinking about it. This class was the highlight of the students' day.

- On January 16th, 2021, the **Patrick Henry Center** held our new **Senior Sip and Paint class**. Seniors came and socialized and paint their work of art with their friend and others while enjoying a cup of coffee, tea, or juice in a relaxing environment.



- The **Alexandria Titans Indoor Track** program began on January 10. The Patrick Henry Recreation Center provided the use of the Patrick Henry Indoor Track that is in the Flex court. All registered participants received an email from the Youth Sports office with COVID guidelines and what to bring and expect.



- The first session of the **Flip First Tumbling** program at Patrick Henry in January 2021. This program is open to both boys and girls of all skill levels to improve balance and agility, and tumble techniques through fun drills, games and interactive demonstrations. All mats are numbered and sanitized daily before and after each use of the program. Each participant will have their own mat assigned to them following the COVID-19 guidelines of Social Distance. All participants will always stay six feet apart throughout the program waiting their turn.
- Patrick Henry Center** held our new **Senior Stretching** class. This is a low impact stretching class is designed for seniors to improve range of motion, increase circulation, decrease potential injury and improve rest.

- The **Patrick Henry Recreation Center** conducted a revamp Winter session of the **Walk & Fit Training** class for the City of Alexandria residents. This is a circuit training class that incorporates walking as an aerobic activity and the use of handheld weights and resistance bands for strength training. This is a cardiovascular fat burning workout that will aid in firming and sculpting your body. Due to COVID 19 we had to lower our participants numbers to comply with social distance.
- During the COVID-19 pandemic the **Patrick Henry Recreation Center** conducted a modified **Body Part Aerobic Class** for the City residents. This is a low-impact exercise using a chair aerobic workout with slow everyday movements to tone and sculpt the body. the use of chairs will aid in increasing balance, coordination, and flexibility.
- Happy New Year from the **Nannie J. Lee TR Achieving Greatness** program! To start the new year off the staff came together for a pot-luck lunch. During our staff luncheon we brainstormed on future programming/activities and how we would implement them with the guidelines and restrictions in place. We also planned our we want our participants to enjoy themselves safely while have normal fun. We also utilized our time to do some winter cleaning coming across old memories and unforgettable equipment.
- **Charles Houston's new 45 Minute HITT and Cardio** is a new and exciting fitness class led by local Hall of Famer Anthony Suggs. We had a total of 9 participants engaged in this new class.

Program Updates

- Winter Programming session 2 begins Tuesday, February 16 and we are excited about the amount of programming we are able to offer, both in-person and virtually. With class maximums at 10, space is very limited!
- Beginning February 14, participants in **Lil' Sticks Field Hockey** will learn the fundamentals of field hockey in a non-competitive environment. This is the second offering of this class due to its popularity.
- Participants in **Lil' Pro Sports** will learn the basics of basketball, baseball, tennis, and volleyball in a fun and energetic environment beginning on February 19.
- The **Francis C. Hammond Link Club** will be starting its fourth session of enrichment clubs and activities, currently hosted at the William Ramsay Recreation Center. Students will be enjoying art and culturally based clubs (Sculpture, Cooking, Music, Painting, and Anime), sports-based clubs (Dodgeball, Basketball, and Soccer) and STEM classes (Coding, Chess, Game Design, Beginner Robotics, and Advanced Robotics). The students also receive onsite academic support from Hammond Teachers and have also been working

with the project based learning program, Flying Classroom. This month character building clubs have begun for both young women and young men.

- **Lil' Kicks and Me** runs in February at the Patrick Henry Recreation Center. The program introduces younger children and their families to our sports programs. Promote physical fitness. Help develop key social skills like sharing, taking turns and sportsmanship. Youth are accompanied parent.

Upcoming Events

- Spring Break is right around the corner and we are ready for it! Join us March 29 through April 2 for one of our 11 great camp offerings. Half day and full day options available, in person and virtual options also available. From Art to Cooking to Skateboarding, we have a camp for every interest!
- Patrick Henry's **Senior Stretching** program will begin its spring session of a low impact stretching class is designed for seniors to improve range of motion, increase circulation, decrease potential injury and improve rest.
- **Hip Hop Fitness and Circuit Training** will begin in April at Patrick Henry. This is a cardiovascular fat burning workout for Teens & Adults that will aid in firming and sculpting their body through hip hop dance and timed interval circuit training on a cardio and weight machine circuit. Increase endurance, burn calories, strengthen, and tone muscles and increase flexibility.
- Join Charles Houston for their **45 Minute HITT and Cardio** workout that's geared to get the heart pumping. This 45-minute class will include exercises like boxing movements, jump rope combinations, and mixed aerobics with resistance trainings. This class is ideal for teens and young adults.
- Beginning in March, **Charles Houston will host Pop-up Fitness Parties** on Fridays. Looking for something fun to do on Friday Nights? Join us for a glow in the dark twist workout class. Instruction will feature low and high impact cardio with the latest music mixes/beats. Get your heart rate up and boost your cardio endurance while glowing and having fun in the dark.

Special Features

- Recently William Ramsay discovered some unused, new in box ballet barres in a storage closet. Graciously they were given to the Classes and Camps section for use in our ballet classes at Lee Center. This will allow us to enhance the older student's ballet instruction while also keeping the participants at a safe physical distance. Thank you, William Ramsay!

- The **Youth Sports Advisory Board** hosted its first Zoom meeting since COVID-19 on February 8. The meeting was well attended and included a presentation by Beth Znidersic and Jack Browand on upcoming capital projects.
- The **William Ramsay Recreation Center** is undergoing two exciting renovations to the center and outdoor area. First, the much used and much-loved Futsal court at Ramsay has been without working months for a while. During the fall and winter, this has impacted the use of the court during the darker months. The city is moving forward with replacing the lights around the court. This has been an ongoing process and we hope to break ground in the next month, with the work completed within a couple of weeks from the start of the work. Second, the city is also working with three Rec Centers to modernize/renovate the lobby spaces. The William Ramsay Recreation Center is hoping to move and downsize the current front desk, helping to improve the flow of the space and free-up much needed space to construct a new small room. Waiting for the bids and quotes, we hope to start on the work by early spring.
- An MOA between the Bruhn Morris Foundation, City of Alexandria, and ACPS has been signed to undertake a Family Connections Pilot. A job description is currently being distributed to solicit candidates for a Family Connection Coordinator that will be housed at the William Ramsay Recreation Center. This position will work to determine effective ways of engaging with and meeting the needs of families with children ages 0-3 who are not yet, or minimally connected to existing programs and supports. This pilot has been more than a year in the making and we are excited to be at the step that we are at.

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 11, 2021

TO: PARK AND RECREATION COMMISSION MEMBERS

FROM: OSCAR MENDOZA, DIVISION CHIEF - PARK OPERATIONS, RPCA

THROUGH: JAMES SPENGLER, DIRECTOR, RPCA

SUBJECT: PARK OPERATIONS MONTHLY UPDATE

1. PARK AND FACILITIES MAINTENANCE

a. Park Maintenance

- Winter snow operations are in full swing with the arrival of the first snow fall of the season. Park Operations staff tested and refined the processes for snow removal and treatment of snow- and ice-covered areas.
- Warehouse gate was reconfigured to provide a continuous and unobstructed egress route to the rear exit at 2900 A Business Center Dr.
- With the spring athletic season beginning, staff have been repairing and improving field conditions throughout the City.

b. Park Facilities Maintenance

- Assembled furniture at the Lee Center.
- Installed a plaque at Waterfront Park for Lucresha.
- Continued monitoring all winterized sites to prevent potential damages.

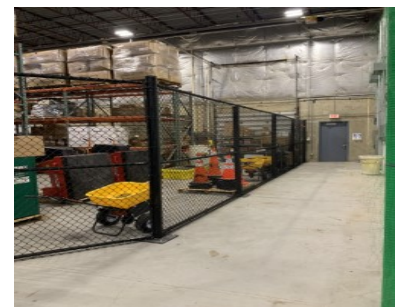
2. URBAN FORESTRY & HORTICULTURE

a. Urban Forestry

- Continued de-staking juvenile trees and identifying new planting sites.
- Continued work on Urban Master Plan.
- Continued work on proposal for new Urban Tree Canopy Assessment.



Pre-Snow Event Brine Operations.



Warehouse Gate Reconfiguration for Rear Egress.



Furniture assembled at Lee Center.

b. Horticulture

- 2021 season plots assigned, payments received, and we are ready for the March 1, 2021 opening day.

3. NATURAL LANDS MANAGEMENT

[Like other City depts. and staff, Natural Lands Management has been practicing social distancing and other safety measures during the coronavirus crisis to ensure the safety of residents, teammates, and the communities we serve. Still, we continued to safely accomplish many of our core, essential duties and meet targeted goals.]

a. Invasive Plant Management and Ecological Restoration

- Staff supervised our contractor, Invasive Plant Control (IPC), in the removal of Callery Pear, Porcelain-berry, Oriental Bittersweet, White Mulberry, Bush Honeysuckle, and others along the banks of Backlick Run at Ben Brenman Park.

b. Cooperative Initiatives

- On February 4, 2021, City Natural Resource Manager gave a virtual Zoom presentation on "Native Biodiversity Conservation and Restoration Challenges in Urbanized Areas" to the Pocahontas Chapter of the Virginia Native Plant Society.

c. Environmental Review

- Staff finalized interpretive and regulatory signage for various parks.

4. JEROME “BUDDIE” FORD NATURE CENTER

a. Programs/Updates:

- The Nature Center had 219 visitors this month and provided 1 impromptu program for 3 of them. Throughout the month we conducted a total of 14 programs for 105 participants and saw a total of 324 people.

Outreach:

- Educators conducted a total of 14 in-person programs for 4 recreation centers (Chick Armstrong, Patrick Henry, William Ramsey and Mt Vernon) seeing a total of 105 students and recreation staff. This month's theme was States of Matter where the students learned about the most common states of matter, as well as non-Newtonian fluids. They even made their own non-Newtonian fluid, referred to as “oobleck” by mixing water and cornstarch.

b. Volunteers Hours:



Furniture assembled at Lee Center.



Plaque installed at Waterfront Park.



City champion Shortleaf Pine at Hermitage Hill Apartments.

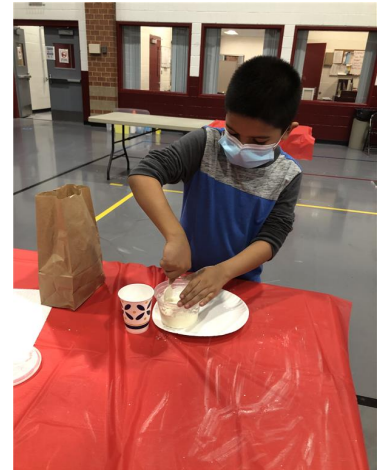
- One volunteer worked 16 hours this month assisting with weekly animal health checks and soaks.

c. Noteworthy:

- The Nature Center has launched a second, [educational resources webpage](#) with virtual program information, as well as lessons, activities, and interactive guides for educators and families.



Oak-Heath Forest stand at Seminary Forest Park.



Recreation Center student making his oobleck.

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 18, 2021

TO: PARK AND RECREATION COMMISSION MEMBERS

FROM: JACK BROWAND, ACTING DEPUTY DIRECTOR *JB*
PARK PLANNING, CAPITAL DEVELOPMENT & WATERFRONT

ITEM 4: PARK AND RECREATION COMMISSION DIVISION UPDATE
PARK PLANNING, CAPITAL DEVELOPMENT & WATERFRONT

Capital Improvement Project Update

Project Managers: Bethany Znidersic, Acting Division Chief, Capital Development and Jack Browand, Acting Deputy Director

- **Awarded** - Armistead L. Boothe Park Synthetic Field Conversion Project Design Contract
- **Awarded** - James T. Lockett Restroom Construction Contract
- **Awarded** - Nicolas Colasanto Interactive Fountain Design Contract
- **Awarded** - Multi-Court Athletic Light Replacement (William Ramsay & Armistead Boothe)
- **In Progress** - Landover Park ADA Access Ramp design
- **Accepting Proposals** - Fence Installation, Repair and Removal ITB
- **Accepting Proposals** - Swimming Pools Maintenance and Repairs ITB
- **Accepting Proposals** - Fort Ward Park Picnic Shelter ADA Access Construction ITB
- **Accepting Proposals** - Landscape Architect of Record Request for Qualifications (RFQU)
- **Submitted** - Fort Ward Park Playground Renovation Construction ITB
- **Submitted** - Tree Planting Invitation to Bid (ITB) (rebid)

Armistead L. Boothe Park Update

Project Managers: Bethany Znidersic, Acting Division Chief, Park Planning and Jack Browand Acting Deputy Director

The Field Replacement project will convert the existing natural turf field to a full synthetic turf diamond field with synthetic turf overlay rectangular field. In addition, the project will include upgrades to the field lighting, dugouts, warm up areas, batting cages, spectator seating, scoreboard, and scorers' table. A community meeting on this project is scheduled for February 25.

Del Ray Gateway/Colasanto Spray Park

Project Managers: Bethany Znidersic, Acting Division Chief, Park Planning

The Del Ray Gateway project will redevelop the triangle park at the corners of Mount Vernon and Commonwealth Avenues. The site will be designed and developed in phases. The Department of Recreation, Parks, and Cultural Activities (RPCA) is currently starting the project to transform the

existing pool to an interactive fountain/splash park. The design process will begin with a community meeting in early March.

Joseph Hensley Park Renovation

Project Managers: Bethany Znidersic, Acting Division Chief, Park Planning and Matt Landes, Division Chief, Department of Project Implementation

The Joseph Hensley Park Renovation project will implement the recommendations of the 2014 Citywide Parks Improvements Plan as amended in January 2021. The design plans will go to Planning Commission for a Development Site Plan approval March 2. The project will be designed as one project and implemented in two phases.

Multi-Court Athletic Light Replacement

Project Managers: Daniel Unkle, Urban Planner II, Park Planning.

This February-March of 2021, the existing tennis/futsal court lights at the William Ramsay Recreation Center will be removed and replaced with a modern LED pole lighting system. The new lighting will bring an energy savings, compared to the existing metal halide lighting system.

Open Space Steering Committee Update

Project Managers: Judy Lo, Acting Principal Planner, Park Planning and Ana Vicinanzo, Urban Planner II, Park Planning

On Wednesday, January 27 the Open Space Steering Committee (Committee) held its fifth meeting. The meeting focused on public access easements, a mechanism to provide publicly accessible open space on private property. Discussion focused on design characteristics of easements to make it feel like public space, and programming. Using the information collected through the discussion, staff will work on developing guidance for Public Access Easements, and continue to refine the definition, goals and characteristics of publicly accessible open space. For more information about the Open Space Policy Plan and the planning process, visit:

<https://www.alexandriava.gov/89491>.

Simpson Park Dog Park Renovation Update

Project Managers: Bethany Znidersic, Acting Division Chief, Park Planning and Matt Landes, Division Chief, Department of Project Implementation

The Simpson Park Dog Park Renovation project will address existing erosion and drainage issues at the dog park. As identified in the Citywide Parks Improvements Plan, the dog park is one of the most popular fenced dog parks in the City. As such, it receives extensive daily. The 100% plans are in progress and preparations for procurement are in progress.

Consideration of the Naming of 3550 Commonwealth Avenue Park

Project Managers: Judy Lo, Acting Principal Planner, Park Planning and Ana Vicinanzo, Urban Planner II, Park Planning

On December 15, the City Council Naming Committee met to consider the renaming of 3550 Commonwealth Avenue Park to Shirley Tyler Park. The City Council Naming committee unanimously recommended to rename the park to Shirley Tyler Park. Following the meeting and in response to the Naming Committee's desire to recognize the recommendation of Unity Park, a community member suggested modifying the park name to Shirley Tyler Unity Park. The City Council Naming Committee met on January 28 to consider the modified name as presented, and

unanimously agreed on the modified name. The Committee will provide a recommendation for final name adoption to City Council in February 2021.

2206 Russell Road Conservation Easement

Project Managers: Judy Lo, Acting Principal Planner, Park Planning and Ana Vicinanzo, Urban Planner II, Park Planning

The Northern Virginia Conservation Trust (NVCT) recently recorded a conservation easement covering the parcel located at 2206 Russell Road. The .276 acre site, zoned R-12 is currently vacant and contains lawn, mature hardwood trees, and an intermittent stream. Conserving the parcel as open space will provide numerous environmental benefits such as protection of vegetative buffers, wildlife habitat, and mature trees, and reduced impervious surface.

Luckett Field Batting Cages Alexandria Little League

Project Managers: Judy Lo, Acting Principal Planner, Park Planning and Lucresha Murphy, PARKnership Manager, Park Planning

Alexandria Little League completed their fundraising for two 55' batting cages at Luckett Field. The project is a recipient of a FY2021 Community Matching Fund grant. Installation of the batting cages will be scheduled this spring.

February 18, 2021 Discussion Items

- **Wilkes Street Park Redesign - Public Hearing**

Project Managers: Ana Vicinanzo, Urban Planner II, Park Planning and Judy Lo, Acting Principal Planner, Park Planning
Attachment 1

Attachments

1. Wilkes Street Park Final Design
2. Eisenhower East SAP Block 32 Open Space

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 18, 2021

TO: PARK AND RECREATION COMMISSION

FROM: JACK BROWAND, DIVISION CHIEF *JB*
PARK PLANNING, CAPITAL DEVELOPMENT & WATERFRONT

THROUGH: JAMES SPENGLER, DIRECTOR
RECREATION, PARKS & CULTURAL ACTIVITIES

ITEM 3.: WILKES STREET PARK CONCEPT DESIGN

ISSUE: Park and Recreation Commission endorsement of the Wilkes Street Park Concept Design.

RECOMMENDATION: That the Park and Recreation Commission:

1. endorse the redesign of Wilkes Street Park; and
2. Provide a written recommendation to City Council

BACKGROUND: Wilkes Street Park, an existing 0.7-acre park, located adjacent to Heritage at Old Town will be redesigned and constructed as part of the Heritage at Old Town redevelopment process. The Department of Recreation, Parks and Cultural Activities (RPCA) has coordinated the park redesign and community engagement process. The developers are responsible for design and construction of the park improvements as part of their developer contribution requirements. City Council will approve the development proposals and conditions of approval in February 2021.

Over the summer, RPCA conducted a community survey asking the community what they would like the park to become. Using the information collected through the initial survey, two park designs were created. A second survey was then released asking the community to pick their preferred design and design elements. Using the information from both surveys, a final design was created.

Park Planning Process Schedule

- Preliminary Planning:
 - August 13, 2020: RPCA hosted a virtual kick-off meeting with the community.
 - August 14, 2020 – September 11: RPCA receives input on park design through online survey and public engagement.

- **Planning Process:**
 - **September 17, 2020:** RPCA present the park project and survey results to the Park and Recreation Commission.
 - **September 18, 2020 – October 16, 2020:** Using the public input, the developer design team prepare design options for the park.
 - **November 5, 2020:** RPCA host a second community meeting with the applicant design proposals for the park.
 - **November 6, 2020 – December 4, 2020:** A second online survey and public engagement is conducted asking for community feedback on the design options.
 - **December 2020 – January 2021:** Developer design team prepare a final park design using community input collected.
 - **January 21, 2021:** RPCA present final park design to the Park and Recreation Commission for public hearing.
 - **February 18, 2021:** RPCA present final park design to the Park and Recreation Commission for endorsement.

New public art is also planned for the park. The final park concept design will inform what the public art could be and ensures the art is integrated into the overall park design. The Commission for the Arts recently selected the artist. In the coming weeks, the artwork will be developed through a public process consistent with the Public Art Policy.

DISCUSSION:

The park planning process¹ commenced in August 2020 with a virtual kick-off meeting held by RPCA and the posting of a survey for City and area residents to provide feedback on desired park design elements. In September, RPCA staff presented survey findings on resident preferences for the redesigned park at a public meeting and provided them to the applicant's landscape architect (Parker Rodriguez) to draft park concept schemes. Parker Rodriguez presented two options for concept park designs at a public meeting in November. RPCA provided a public survey link, and a concept design was selected based on community preference in December. The applicant presented the draft design at the January 21 Park and Recreation Commission meeting for initial feedback. RPCA received community input until February 17, and is seeking an endorsement from the Commission following the Public Hearing on February 18. The endorsed concept park design will be refined by Parker Rodriguez into construction-level drawings as a "Park Plan" that will be reviewed and approved administratively and that will run concurrently with the Final Site Plan review for the Heritage's development.

The Heritage developer is responsible for the Park Plan and construction drawings, site preparation, including utility and stormwater management work and preservation of existing trees, permitting and the construction of the shared-use path, plaza, landscaping, and site elements and structures including play spaces. Based on the Heritage frontage to the park, the developer is responsible for three-quarters of park implementation. Construction for the park and surrounding buildings will be occurring in two phases. The developer will implement the full park plan for the west parcel with the construction of blocks 1 and 4 (phase 1). The east park parcel will be constructed with the redevelopment of Block 2 (phase 2), and will be a fully functional interim condition, with the addition of a new shared-use path and lighting. The east

¹ Information on the Wilkes Street Park planning process can be found at <https://www.alexandriava.gov/116143>.

parcel park plan will be either fully constructed by the City with use of capital funding to be requested in upcoming budget cycles and/or by the developer of the Olde Towne West redevelopment, based on the timing of their redevelopment project.²

At this time, construction is planned to occur at the end of 2021/early 2022 and is estimated to take two years for phase one and an additional two to three years for phase two.

FISCAL IMPACT: Design and construction of the park improvements and public art are funded with developer contributions. RPCA will be responsible for park maintenance. Annual maintenance costs will be identified through the planning process described above. At this time, it is anticipated that supplemental maintenance funding will be needed beginning Fiscal Year 2024.

STAFF:

Ana Vicinanza, Urban Planner II, Park Planning

Judy Lo, Acting Principal Planner, Park Planning

² In the case that the City secures funding to finish construction of the east park parcel, the City will seek a monetary contribution from the Olde Towne West redevelopment in lieu of in-kind construction.

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 18, 2021

TO: PARK AND RECREATION COMMISSION

FROM: JACK BROWAND, DIVISION CHIEF *JB*
PARK PLANNING, CAPITAL DEVELOPMENT & WATERFRONT

THROUGH: JAMES SPENGLER, DIRECTOR
RECREATION, PARKS & CULTURAL ACTIVITIES

ITEM 5.b: BLOCK 32 – CARLYLE PLAZA II / CARLYLE PARK TOWERS OPEN
SPACE DESIGN

ISSUE: Park and Recreation Commission consideration of the proposed open space amendment for the Block 32 – Carlyle Plaza II / Carlyle Park Towers development.

RECOMMENDATION: That the Park and Recreation Commission:

1. Review and discuss the proposed open space amendment for the Block 32 – Carlyle Plaza II / Carlyle Park Towers development and
2. Schedule the item for Public Hearing at the Park and Recreation Commission meeting on March 18, 2021.

BACKGROUND: The applicant, Carlyle Plaza, LLC, represented by McGuire Woods LLP, is requesting Parks and Recreation Commission review and comment on the redesign of the proposed open space amendments for the Block 32 – Carlyle Plaza II / Carlyle Park Towers development. The open space is part of the larger Eisenhower Block 32 development (see Attachment 1 “Eisenhower East Carlyle Block Map”), which extends from Eisenhower East to the north, Limerick Street to the South, John Carlyle Street and Bartholomew Street to the west and Holland Lane to the east.

The City’s review of the Block 32 development began as early as 2008 when the City initiated a coordinated planning effort for “South Carlyle”, which included the AlexRenew office building, Carlyle Block P, and Eisenhower East Block 32. The development was subsequently approved by City Council in June 2012 (via DSUP#2011-0031) and extended to 2027 (via DSUP#2019-0024).

The Block 32 development approval includes four tower buildings (and a residential liner building along Bartholomew Street) consisting of 755,114 square feet of office floor area and

632,056 square feet of residential floor area. The approval includes a four-to-five story, above-grade parking garage that will provide parking for all the buildings and is designed to accommodate a green roof which will be open to the public as open space. The rooftop open space will connect the Block 32 development with the athletic field on the Alexandria Renew site, creating over 5 acres of integrated open space. The developer will also design and construct the parks created by the elimination of the Eisenhower Circle, referred to as North-Circle Park and South-Circle Park. The extensive rooftop public open space is connected to grade via a “transition zone” – a landscaped assemblage of overlooks, terraces and stairs that leads down to the South-Circle Park. Please see Attachment 2 “Approved Site Plan” for reference.

APPROVAL PROCESS: The applicant is now proposing an amendment to the DSUP approval for the Carlyle Plaza II development in order to provide for a shift in use from office to residential above and beyond the quantity currently allowed, and to make other site plan modifications; most notable changes to the open space design. The applicant has already received an endorsement for the building architecture from the Carlyle Eisenhower Design Review Board (DRB) but is in the process of obtaining the DRB’s endorsement for the open space design. The applicant presented the proposed open space design to the DRB on January 21, 2021, and will go back to the DRB on March 18, 2021, to ask for an endorsement.

DISCUSSION:

Overview of Changes from Approved Design

The set of open space design plans the PRC is reviewing tonight is the most recent iteration of the proposed open space plans for the Block 32 development and includes modifications based on staff and DRB feedback presented at the January 21, 2021 DRB meeting. The applicant’s proposal contains many of the elements included in the approved open space design, including an extensive public open space deck that extends from the Alex Renew stadium seating to a “transition zone” at the north end of the deck, still including a landscaped assemblage of overlooks and stairs, which leads down to the South-Circle Park. A playground at the south end of the park is also a continued element of the open space deck design. Notable differences to the open space deck include a staircase and ramp connection over Savoy Street where there was a smooth sloop over Savoy, the addition of an outdoor amphitheater structure near the Savoy Street connection, the addition of interactive outdoor play and study areas on the northern half of the deck, a modified transition zone design, and the removal of the elevated bike ramp that lead from from the elevated deck near AlexRenew, down to the at grade sidewalk near the intersection of Holland Lane and Eisenhower Avenue. Please see Attachment 3 “Proposed Site Plan” for reference.

Overview of Open Space Accessibly, Ownership, and Maintenance

The open space for the development can be broken down include the following categories:

- **Publicly Accessible Open Space:** The elevated open space deck, the transition zone, and other small areas of ground level open space will be constructed and maintained by the developer on private property designated as publicly accessible. There is approximately 103,354 square feet of publicly accessible open space in the proposed development plan, which is slightly more than in the approved plan.

- **Private Open Space:** The rooftop amenities, and the private courtyard between the two towers along John Carlyle Street will be constructed and maintained on private property and will only be accessible to residents of the property. There is approximately 41,120 square feet of private open space in the proposed development plan, which is an increase of approximately 36,000 square feet from the approved plan.
- **Public Open Space:** The North and South Circle parks that are created from the removal of the Holland Lane and Eisenhower Avenue traffic circle is public open space that will be constructed and improved by the developer but owned by the City. The developer will maintain the South Circle Park improvements in perpetuity and the City will maintain the North Circle Park improvements.
- **Publicly Accessible Open Space Within an RPA:** A small portion on the east side of Holland Lane and on the applicant's property is located within an Resource Protection Area (RPA). This area will be dedicated to the City. The area of RPA open space will not be changed with the proposed amendment.

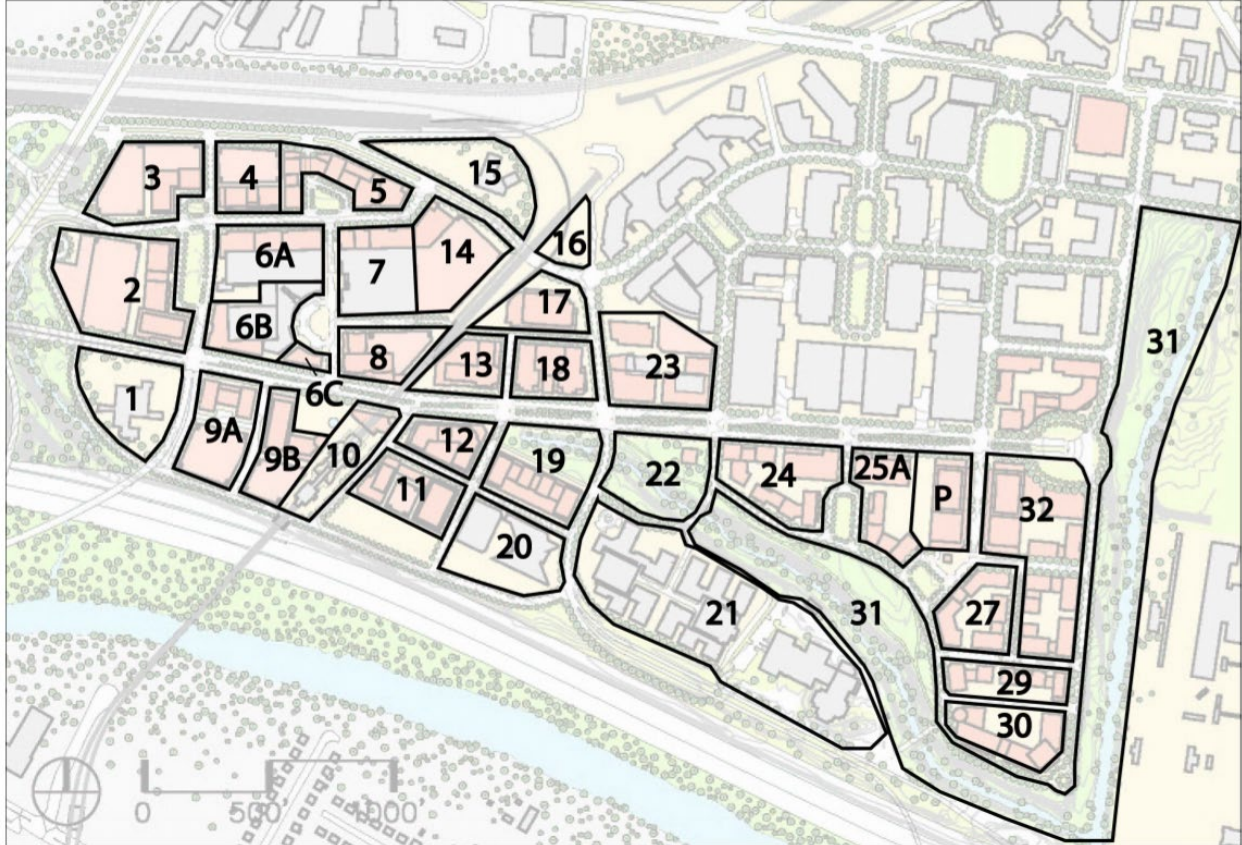
FISCAL IMPACT: Design and construction of the park improvements will be funded and completed by the developer. Public art will be funded with contributions from the developer and may possible be installed by the developer. RPCA will be responsible for park maintenance for the North Circle Park, which will commence when the construction of the improvements for the North Circle Park are completed by the development.

STAFF:

Ana Vicinanza, Urban Planner II, Park Planning
 Judy Lo, Acting Principal Planner, Park Planning
 Anna Franco, Urban Planner II, Planning & Zoning
 Nathan Imm, Principal Planner, Planning & Zoning

ATTACHMENTS:

Attachment 1: Eisenhower East / Carlyle Block Map



Attachment 2: Approved Site Plan



Attachment 3: Proposed Site Plan

